

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, APRIL 4, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
CHARLES OLIVER, MEMBER
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER
DEBORAH ZOLNOSKI, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultants
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Clerk KOEHS called the roll and the entire commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and any additions, corrections or deletions were discussed.

MOTION by AUSILIO seconded by PENZIEN to approve the agenda as presented.

MOTION carried.

APPROVAL OF PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on were reviewed and any additions, corrections or deletions were discussed.

MOTION by PENZIEN seconded by THOEL to approve the minutes of the meeting of March 21, 2006 as presented.

MOTION carried.

AGENDA ITEMS

4. **Rezoning Contract; C-3 to C-2 (CVS Pharmacy);** Located on the southeast corner of 23 Mile Road and North Avenue; Velmeir Companies, Petitioner. Permanent Parcel No. 08-24-101-001.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the item and stated his recommendation for approval.

MOTION by ZOLNOSKI seconded by KOEHS to recommend approval of the rezoning contract proposed for permanent parcel number 08-24-101-001 with the following conditions; existing structures must be removed within one year, the three parcels in question (see items 5 & 6 also) must be combined and the use of the new parcel is limited to a drug store.

MOTION carried.

5. **Rezoning Contract; C-3 to C-2 (CVS Pharmacy);** Located on the southeast corner of 23 Mile Road and North Avenue; Velmeir Companies, Petitioner. Permanent Parcel No. 08-24-101-002.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the item and stated his recommendation for approval.

MOTION by ZOLNOSKI seconded by AUSILIO to recommend approval of the rezoning contract proposed for permanent parcel number 08-24-101-002 with the following conditions; existing structures must be removed within one year, the three parcels in question (see items 4 & 6 also) must be combined and the use of the new parcel is limited to a drug store.

MOTION carried.

6. **Rezoning Contract; C-3 to C-2 (CVS Pharmacy);** Located on the southeast corner of 23 Mile Road and North Avenue; Velmeir Companies, Petitioner. Permanent Parcel No. 08-24-101-003.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the item and stated his recommendation for approval.

MOTION by ZOLNOSKI seconded by OLIVER to recommend approval of the rezoning contract proposed for permanent parcel number 08-24-101-003 with the following conditions; existing structures must be removed within one year, the

three parcels in question (see items 4 & 5 also) must be combined and the use of the new parcel is limited to a drug store.

MOTION carried.

7. **Site Plan; Deadbolt Self Storage;** Located on the north side of 23 Mile Road, approximately 400 feet east of Industrial Drive; Quadrate Development, LLC, Petitioner. Permanent Parcel No. 08-18-300-010.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the item and stated his recommendation for approval.

Mr. Michael D'Agostini, representing the petitioner, was also present.

MOTION by AUSILIO seconded by PENZIEN to approve the site plan for the Dead Bolt Self Storage site, permanent parcel number 08-18-300-010 with the stipulations that this approval does not include any signs, and that revised plans will be submitted before construction showing the sodded areas to be also irrigated.

MOTION carried.

8. **Land Division Variance for Landscaping, Sidewalks and Entrance Paving; Pine Valley Subdivision;** Located on the east side of Luchtman Road, approximately ¼ mile south of 26 Mile Road; Northern Macomb Development, Petitioner. Permanent Parcel No. 08-04-100-034.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the item and stated his recommendation for approval on the sidewalks and landscaping, but was recommending denial on the entrance paving.

Several questions were asked regarding the entrance paving and the condition of the entrance way.

MOTION by AUSILIO seconded by PENZIEN to recommend approval to the Township Board for the variances regarding the sidewalks, entrance paving and landscaping at the Pine Valley Subdivision, permanent parcel number 08-04-100-034 until June 1, 2006

MOTION carried.

9. **Revised Site Plan; Detroit Edison Golf Substation;** Located on the east side of Heydenreich Road, approximately ½ mile north of Hall Road; Detroit Edison, Petitioner. Permanent Parcel No. 08-34-151-003.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the item and the history of the proposed modification to the width of the service drive, and then stated his recommendation for approval.

MOTION by KOEHS seconded by AUSILIO to approve the revised site plan for the Detroit Edison Golf Substation, permanent parcel number 08-34-151-003.

MOTION carried.

10. **Extension of Site Plan & Ground Sign; Royal Village (expires May 3, 2006);** Located on the northwest corner of Hall Road and Heydenreich Road; Sal-Mar Royal Shops, Petitioner. Permanent Parcel No. 08-33-400-019.

MOTION by KOEHS seconded by THOEL to approve the extension of the site plan and ground sign for Royal Village, permanent parcel number 08-33-400-019.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

NONE

PLANNING COMMISSION MEMBER COMMENTS

NONE

11. Motion to receive and file all correspondence in connection with this agenda.

MOTION by AUSILIO seconded by PENZIEN to receive and file all correspondence related to the items on this agenda.

MOTION carried.

ADJOURNMENT

MOTION by PENZIEN seconded by AUSILIO to adjourn the meeting at 8:12 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk